



Planning Department

~~BOS~~

6/23/

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JUN 2 - 2003

TOWN OF ACTON

472 Main Street

Acton, Massachusetts 01720

Telephone (978) 264-9636

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INTERDEPARTMENTAL COMMUNICATION

To: Don P. Johnson, Town Manager

Date: May 29, 2003

From: Roland Bartl, AICP, Town Planner

R.B.

Subject: New Streetlight - School Street at Coburn Drive

In accordance with the Town's Streetlight Policy, this is to request permission for the installation of a new streetlight on School Street at the intersection of Coburn Drive. Coburn Drive is a new small subdivision off School Street a few hundred feet east of Hillcrest Drive. The intersection is near a curve in School Street.

After taking public comment at the subdivision hearing, the Planning Board approved Coburn Drive in October of 2000 with a condition to install a streetlight at the new intersection.

A subsequent review of conditions on the ground after the street was built raised doubts whether the streetlight was really necessary. Two other streetlights are fairly close by. These questions remain. However, a resident in the new subdivision has expressed his desire that the streetlight be installed as shown on the approved subdivision plan. Following this, the Planning Board has dropped the reconsideration of the streetlight requirement and the developer appears fully prepared to install it.

Please, advise at your earliest convenience.

Attachments

Cc: Dean Charter  
Planning Board  
Dennis Zibolis, White Birch Builders

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CHRIS - PLEASE PLACE THIS  
UNDER SELECTMEN'S BUSINESS  
ON 6/23 AGENDA.

DEAN C. :

FRANK W. :

OUTDOOR LIGHTING ADVISORY COMMITTEE :

PLEASE REVIEW THIS REQUEST  
AND SEND YOUR RECOMMENDATIONS  
AND COMMENTS TO MY ATTENTION  
BY 6/19. WE WILL PLAN TO  
PLACE THIS ON THE SELECTMEN'S  
AGENDA FOR 6/23, PENDING YOUR  
COMMENTS.

DON JOHNSON

CC: BOS

ROLAND


7/6/0

**ACTON MUNICIPAL PROPERTIES DEPARTM**  
**INTERDEPARTMENTAL COMMUNICATION**

IV  
add'l info

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**To:** Roland Bartl, Town Planner

**From:** Dean A. Charter, Municipal Properties Director 

**Subject:** Coburn Drive streetlight

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**Date:** 5/23/03

As we discussed, Dennis Zibolis from White Birch Builders was in contact with me regarding installing the street light as required in section #3.2.10 of the Subdivision Approval. This new light would be immediately adjacent to an existing light on the next pole to the west.

Be advised that the Board of Selectmen have a Streetlight Policy that mandates that all new streetlights be reviewed by staff and approved by the Board of Selectmen. This is in an effort to control long term costs, limit light pollution, and eventually work towards a comprehensive streetlight "Plan". As you know, OLAC is not directly involved in reviewing these requests at this point, but they have expressed interest.

Mr. Zibolis told me that he was ready to pay for the installation of the light if I could contact Littleton Electric Light Department. I can proceed with this once you or the Planning Board has the approval of the Board of Selectmen for the new light.


- 3.2.3 Submit a list of mortgage holders, or if none, a declaration that there is no mortgage on the land at the present time.
- 3.2.4 Show water balance calculations, to comply with Section 8.5.4 of the Rules.
- 3.2.5 Show compliance with Section 8.3 of the Rules, Erosion and Sediment Controls.
- 3.2.6 Section 8.7 of the Rules requires drainage easements wherever applicable. In this instance, the detention basin shall be contained within an easement to ensure that the owners of the private drive will have the right to access the area for maintenance purposes.
- 3.2.7 Show compliance with the street and roadway improvements required under Sections 9.1.3, 9.1.5 (expose binder course for one winter), 9.1.6, 9.1.9, and 9.1.10 of the Rules. Include the requirements on the Plan as plan notes.
- 3.2.8 Add a "Dig-Safe" note to the Plan (Section 9.2.9 of the Rules).
- 3.2.9 All utility lines shall be installed underground, and their design and location must be approved by each pertinent utility company (Section 9.2.10 of the Rules).
- 3.2.10 Show a street light at the proposed intersection of Coburn Drive and School Street.
- 3.2.11 Show permanent monuments in accordance with Section 9.3 of the Rules.
- 3.2.12 Submit an "as-built" plan of the subdivision upon completion of the project as stated in Sections 11.7.1.1 and 11.7.1.14 of the Rules.
- 3.2.13 Design the stone trench in the middle of the detention basin to encompass the entire bottom of the basin to maximize the area available for direct infiltration.
- 3.2.14 Show a catchbasin at the proposed low point to handle stormwater runoff from Coburn Drive.
- 3.2.15 A direct, reliable outlet shall be constructed to de-water the detention basin in the event that the bottom of the basin was to silt up or clog. Therefore, a 4" to 6" outlet pipe at the southerly end of the basin shall be constructed and directed to an additional catchbasin or a swale near the easterly entrance of the driveway, then discharged behind the sidewalk in a pipe to the existing culvert approximately 150' east on School Street. As an alternative, the applicant shall obtain an easement from the abutter to direct an outlet pipe and the overflow swale in the location currently shown on the Plan.
- 3.2.16 The 3 foot wide shoulder area shall be developed with loam and seed over the gravel base to comply with the design standards in the Common Driveway Special Permit Rules and Regulations and Section 3.8.1.5 of the Bylaw.
- 3.2.17 The Plan shall be modified to address any remaining concerns raised by the Acton Water Supply District (AWD) and AWD approval of the Plan shall be submitted in writing prior to Plan endorsement.
- 3.2.18 Show the spruce tree in the "V" of the right entrance of the existing driveway to lot 1 on the Plan.
- 3.2.19 Show the honey locust trees (public shade trees) to the right of the right entrance of the existing driveway and specify that they will be removed. The removal of any street trees necessitated by the construction of this subdivision is subject to a Tree Warden Hearing under MGL Chapter 87, with replacement trees required.
- 3.2.20 Specify removal of all trees and vegetation within the sight easement on lot 1.

BOS  
Major Report

## ACTON MUNICIPAL PROPERTIES DEPARTMENT

### INTERDEPARTMENTAL COMMUNICATION

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**To:** Don P. Johnson, Town Manager **Date:** 6/13/03  
**From:** Dean A. Charter, Municipal Properties Director   
**Subject:** New Streetlight – School Street at Coburn Drive

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I have reviewed the Streetlight request from the Town Planner, and submit the following comments:

1. The proposed light would be placed on pole 49/55, directly across the street from the common driveway known as "Coburn Drive". There is an existing streetlight on pole #49/54, which is the next pole to the west (and closer to the severe curve on School Street. There is also an existing streetlight on pole 49/57, which is close to the intersection of Hillcrest Road. Thus, at present there are two lights less than 500 feet apart, which is actually a closer interval than we have in many other areas of town.
2. The proposed light would be on a straight, level section of roadway, opposite a common driveway that services only 3 residences.
3. Based on actual costs of operation and maintenance of similar streetlights in Fiscal 2003, there will be an ongoing cost to the Town of Acton of approximately \$98.00 per year if this light were installed.
4. If a new light were installed in this location, I would specify a Metal Halide (white) light with a Full Cut Off (FCO) fixture. This is the standard we are using for all replacement lights.
5. The Streetlight Policy allows the use of lights over crosswalks, bad curves, over Fire Alarm boxes, at intersections, and other locations as determined by the Board of Selectmen.
6. A condition of the Planning Board decision allowing the construction of Coburn Drive was that the property owners must assume all maintenance costs of the subdivision. The proposed light would not be a general benefit to the Town. Rather, the benefits of the proposed light accrue mostly to the residents of Coburn Drive. It should be investigated to see if the property owners would like to assume the maintenance cost of this proposed light.

In my opinion, this section of School Street is adequately illuminated, and I can see no justification for adding a light at taxpayer expense. There are numerous other locations around town that meet the criteria accepted by the Board of Selectmen for lights. If the Town is going to incur long term maintenance and operation costs for lights, these other, more critical, locations should be attended to first.

cc.:

Planning  
OLAC

# Acton Police Department

## InterDepartmental Memo

**From:** Frank J. Widmayer, Chief of Police

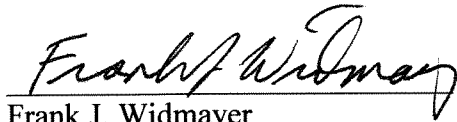
**Date:** June 12, 2003

**To:** Don Johnson, Town Manager

**Subj:** New streetlight – School Street at Coburn Drive

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I recommend the installation of the streetlight at the intersection of Coburn Drive and School Street.



Frank J. Widmayer  
Chief of Police